Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

Council Chambers 10601 Magnolia Avenue Santee, California

August 8, 2007

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:03 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Member Jack E. Dale. Council Member Hal Ryan entered the meeting at 7:05 p.m. and Council Member Brian W. Jones was absent.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Gary Halbert, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Mike Rottenberg, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pam White, City Engineer Steve Cresswell, Santee Sheriff's Lieutenant Joe Rodi, City Clerk/Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

INVOCATION: Dr. Gwen Cooper, US West Falun Dafa Dr. Cooper presented a plaque of appreciation to Mayor Voepel.

PLEDGE OF ALLEGIANCE: Retired USMC Sergeant Rusty Williams

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Council Member Dale requested Item 1(H) be pulled for discussion. Mayor Voepel requested Item 1(I) be pulled for discussion and Item 9(A) be reordered to the Consent Calendar.

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.
- (B) Approval of Meeting Minutes:
 Santee City Council 07-25-07 Regular Meeting
 Community Development Commission 07-25-07 Regular Meeting
 Santee Public Financing Authority 07-25-07 Regular Meeting
- (C) Approval of Payment of Demands as Presented.
- (D) Approval of the Expenditure of \$89,973.22 to Pay for July 2007 Legal Services and Related Costs, and the Appropriation of Funds.
- (E) Second Reading and Adoption of an Ordinance of the Santee City Council Authorizing an Amendment to the Contract Between the City Council of the City of Santee and the Board of Administration of the California Public Employees' Retirement System Adopting the Indexed Level of 1959 Survivor Benefits for Local Safety Members. (ORD 467)
- (F) Authorization to Purchase City-Wide Computer Hardware and Software from Dell Marketing LP Per Western States Contracting Alliance (WSCA) Contract No. A63307.
- (G) Adoption of Resolution Accepting the Public Improvements for the Riverwalk Subdivision Phase I (TM 2004-01) Riverwalk Drive West of Park Center Drive. (Reso 64-2007)
- (H) Item pulled for discussion.
- (I) Item pulled for discussion.
- (J) Appropriation of Funds and Approval of the Reimbursement Agreement for Construction of Street Improvements at the Riverwalk Subdivision (TM 2004-01) Riverwalk Drive West of Park Center Drive. (Relates to Item No. 9A)

Item Reordered to Consent Calendar

9. COMMUNITY DEVELOPMENT COMMISSION

(A) Appropriation of Funds to Pay for the Construction of Public Improvements Including Water Main and Conduit Installations necessary for Town Center Community Park. Location: Riverwalk Drive West of Park Center Drive. (Relates to Item No. 1J) (CDC6-2007)

Recommendation:

1. Adopt Resolution Appropriating Funds.

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Dale, the Agenda and Consent Calendar were approved as amended with all voting aye, except Vice Mayor Jones who was absent.

<u>Item removed from Consent Calendar for discussion:</u>

(H) Adoption of Resolution Authorizing the Execution of a Freeway Agreement for the Extension of State Route 52. (Reso 65-2007)

Council Member Dale noted a portion of the work for the extra lanes on State Route 52 has been completed with additional work beginning in the winter, and most of the needed Right-of-Way property has been acquired for the extension to Highway 67.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Minto, the Resolution authorizing the execution of a Freeway Agreement for the extension of State Route 52 was adopted with all voting aye, except Council Member Jones who was absent.

Item removed from Consent Calendar for discussion:

(I) Authorization to Award Contract for Street Sweeping Services to Cannon Pacific Inc. for Remainder of FY 07-08 Through FY 08-09 and Authorize the City Manager to Approve Subsequent Contract Renewals.

Mayor Voepel stated his support for approving the contract for FY 07/08 and FY 08/09, but would prefer the contract, as well as other large contracts, to come back to Council for approval of annual contract extensions.

ACTION: On motion of Mayor Voepel, seconded by Vice Mayor Minto, the contract was awarded to Cannon Pacific, Incorporated for FY 07/08 and FY 08/09 with subsequent extensions to come back to Council for approval with all voting aye, except Council Member Jones who was absent.

2. PUBLIC HEARINGS:

(A) Public Hearing to Consider an Ordinance Amending Section 17.06.050 of the Santee Municipal Code to Provide Reasonable Accommodation for Persons with Disabilities.

The Public Hearing opened at 7:16 p.m.

Public Speakers: None

ACTION: On motion of Mayor Voepel, seconded by Council Member Ryan, the Public Hearing was closed at 7:17 p.m., the Ordinance was introduced for First Reading and the Second Reading was set for September 12, 2007 with all voting aye, except Council Member Jones who was absent.

(B) Public Hearing to Consider an Ordinance Amending Various Sections of the Santee Municipal Code to Regulate Zoning of Group Care Facilities, Transitional Housing, Boarding Houses, and Congregate Care Facilities.

The Public Hearing opened at 7:17 p.m. Deputy City Manager/Director of Development Services Halbert and City Attorney Hagerty answered Council's questions.

Public Speakers: None

ACTION: On motion of Mayor Voepel, seconded by Vice Mayor Minto, the Public Hearing was closed at 7:22 p.m., the Ordinance was introduced for First Reading and the Second Reading was set for September 12, 2007 with all voting aye, except Council Member Jones who was absent.

(C) Public Hearing to Consider an Ordinance Amending Chapter 17.26 of the Santee Municipal Code Regarding Density Bonuses for Affordable and Senior Housing.

The Public Hearing opened at 7:22 p.m. Deputy City Manager/Director of Development Services Halbert presented the staff report.

Public Speakers: None

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Dale, the Public Hearing was closed at 7:24 p.m., the Ordinance was introduced for First Reading and the Second Reading was set for September 12, 2007 with all voting aye, except Council Member Jones who was absent.

3. ORDINANCES (First Reading): See 2A, 2B and 2C.

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS:

(A) Resolution Adopting a Statement of Goals and Policies Regarding the Establishment of Community Facilities Districts.

City Manager Till presented the staff report and he and City Attorney Hagerty answered Council's questions. During lengthy discussion, Council expressed a desire to have a "workshop" discussion on this item and have experts brief them on current information regarding the pros and cons of community facility districts. Staff was also asked to research past projects and provide the history in terms of project completion being completed by the developer or if the City was required to utilize the bonding mechanism or other means to bring the project to completion.

ACTION: On motion of Mayor Voepel, seconded by Vice Mayor Minto, the item was continued to September 12, 2007 with staff directed to bring back additional information with all voting aye, except Council Member Jones who was absent.

6. NEW BUSINESS:

(A) Draft 2005-2010 Housing Element to the California Department of Housing and Community Development (HCD). (Reso 66-2007)

Council Member Ryan noted he would abstain from a portion of this item due to a conflict of interest with the property listed as site A1 as his place of business is located in that area and left the Chamber.

Deputy City Manager/Director of Development Services Halbert introduced the item. Associate Planner Rick Brady and P&D Consultant Veronica Tam presented the staff report and answered Council's questions.

Public Speakers: Rob McNelis spoke from a neutral position.

ACTION: On motion of Mayor Voepel, seconded by Vice Mayor Minto, staff's recommendation for Sites 1A and 1B in the report was approved with all voting aye, except Council Member Ryan who abstained and Council Member Jones who was absent.

Council Member Ryan returned to the dais.

ACTION: After further discussion, on motion of Mayor Voepel, seconded by Vice Mayor Minto, staff's recommendation for all sites except Sites 1A and 1B in the report was approved and the Resolution authorizing the City Manager to send the Draft 2005-2010 Housing Element to the California Department of Housing and Community Development was adopted with all voting aye, except Council Member Jones who was absent.

- 7. COMMUNICATION FROM THE PUBLIC: None
- 8. CITY MANAGER REPORTS: None
- 9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

- (A) Item Re-ordered to Consent Calendar.
- 10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS:

City Attorney Hagerty noted the City had a successful summary judgment on one of the rent control lawsuits, bringing the number down to only two active cases.

12. CLOSED SESSION: None

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:35 p.m.

Date Approved: September 12, 2007

/s/Linda A. Troyan

Linda Troyan, Commission Secretary and for Authority Secretary Keith Till